

ITEM #17 DD 13909-01-01



MINIMUM BID: \$534,800

NOTE: If this parcel is sold at public auction, its use will NOT be restricted to development as a public park. The "Exhibit A" description will be rewritten to eliminate reference to restricted park use.

REGISTRATION FEE: \$7,500

REQUIRED DEPOSIT: 10% OF THE WINNING BID TO BE RECEIVED BY FEB. 14, 2007

DESCRIPTION:

LOCATION:	Central Avenue in City Heights in San Diego
SIZE:	16,096 SF
SHAPE:	Irregular
TOPOGRAPHY:	Level
ZONING:	Residential (RS-1-7)
UTILITIES:	All available
ACCESS:	Street
IMPROVEMENTS:	N/A
FINANCING:	None

State makes no warranty as to existing or future zoning or availability of utilities. Prospective bidders should confer with local planning officials to determine feasibility of any intended use of the property.

LIMITATIONS AND INSPECTION

The sales of these properties are subject to all matters of public record and any easements, claims of easements or reservations not of record.

The Department of Transportation does not assume any liability for any possible encumbrances on these properties. Such information as the Department of Transportation may have on this subject will be furnished upon request.

The State of California reserves the right to reject any and all offers and/or accepts any offer deemed to be in the best interest of the State. Prospective bidders should consult local title companies if more complete information regarding the title of the property is required.

Interested parties may, upon request, inspect the property and conduct core and soil samples.

EXHIBIT "A"

FOR PARK PURPOSES, THOSE PORTIONS of Lots 36 through 42 inclusive in Block 81 of CITY HEIGHTS, in the City of San Diego, County of San Diego, State of California, according to Amended Map thereof No. 1007, filed in the Office of the County Recorder of said County on October 3, 1906 as conveyed to the State of California in deeds recorded on May 21, 1990 as File No. 90-275245, September 17, 1991 as Doc # 1991-0475729, November 1, 1989 as File No. 89-595556, March 22, 1990 as File No. 90-151745, and on June 20, 1989 as File No. 89-324414, all in the Office of said County Recorder, lying Southeasterly of the following described line:

COMMENCING at an angle point on the Easterly right of way of State Highway 11-SD-15 at the Southwesterly terminus of the course shown as "N.24°14'07"E., 113.05 feet" on sheet 9 of 18 sheets of Record of Survey Map No. 17279 filed on February 15, 2002, as File No. 2002-0136434 in the Office of said County Recorder; thence leaving said right of way S.77°23'25"E., 20.42 feet as shown on said Record Of Survey Map to the Southwesterly corner of said Lot 36, said point being the POINT OF BEGINNING; thence along the following courses as shown on said Record of Survey Map:

- (1) N.24°14'07"E., 108.93 feet to the beginning of a curve to the right having a radius of 100.00 feet and a central angle of 66°47'26";
- (2) Northeasterly along the arc of said curve 116.57 feet;
- (3) S.88°58'27"E., 4.64 feet to the Easterly line of said Block 81 and the POINT OF TERMINUS.

Containing 16,096 square feet, more or less.

It is expressly made a condition herein that the conveyed property be used exclusively for public purposes for a period of fifteen (15) years from the recorded date of this deed; that if said property ceases to be used exclusively for public purposes during this fifteen (15) year period, the State may exercise its power of termination. In the event the State exercises its power of termination, all title and interest to said property shall revert to the State of California, Department of Transportation, and that the interest held by the grantee named herein, or its assigns, shall cease and terminate.

The actual public use of the herein described property, must commence within two (2) years from the recorded date of this deed and that public use shall continue through the remainder of the fifteen (15) year period or the State may exercise its power of termination.

There shall be no abutter's rights, including rights of access appurtenant to the above described real property in and to the adjacent State Highway.

The bearings and distances used in the above description are on the California Coordinate System of 1927, Zone 6. Multiply all distances by 1.00000408 to obtain ground level distances.

NUMBER
DD 13909-01-01 (ETC.)

This legal description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Signature Simon D. Hubble

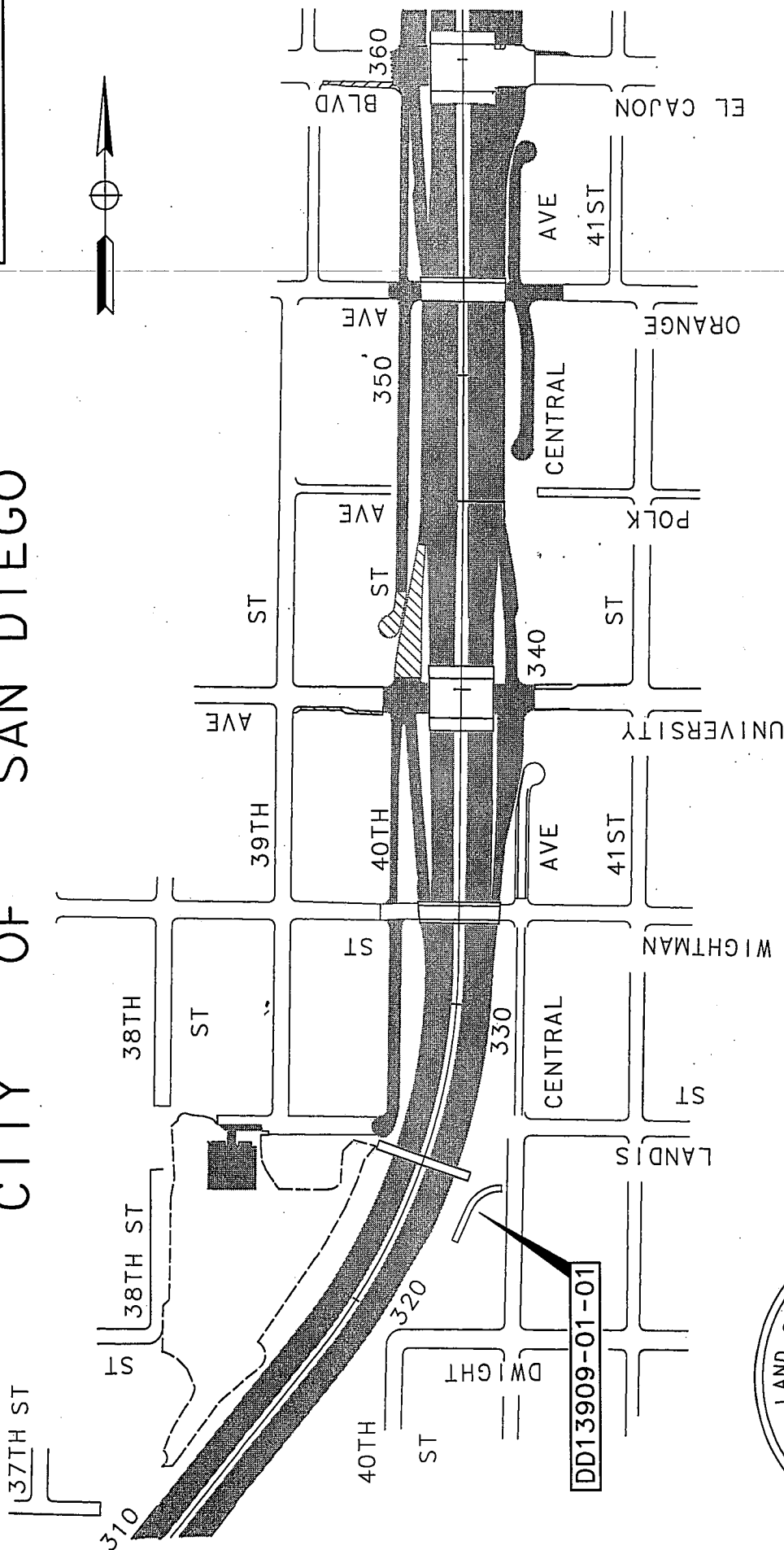
Date August 14, 2005

AU: RC
CK: FW



EXHIBIT "B"

CITY OF SAN DIEGO



KEY MAP

STATE OF CALIFORNIA
BUSINESS & TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 11

EXCESS PARCEL MAP
DD13909-01-01

RIGHT OF WAY MAP NO.	POB. 55520K	SCALE	NONE
COUNTY	ROUTE	POST MILES	
SD	15	3.8	
SHEET 1 OF 2			

This map has been prepared by me,
or under my direction, in conformance
with the Professional Land Surveyors' Act.

Signature

Date

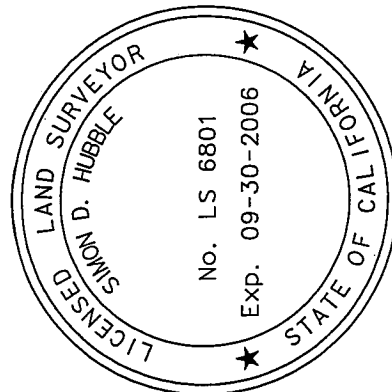
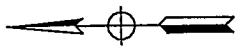


EXHIBIT "B"

CITY OF SAN DIEGO

MAP 1007



CENTRAL AVENUE

4.64'

116.57'

BLOCK 31

160.46'

AREA=16096 SF

DD13909-01-01

139.48'

108.93' ALLEY

324

11-SD-15

323

PM 3.8

322

STATE OF CALIFORNIA
BUSINESS & TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

DISTRICT 11

EXCESS PARCEL MAP
DD13909-01-01

RIGHT OF WAY
MAP NO.

Por. 55519

COUNTY ROUTE POST MILES

SD 15

3.8

SCALE

NONE

SHEET 2 OF 2